

AIP | 28 HASTINGS ST | BUILDING E

INDUSTRIAL



Industrial Building

Appx. 12,280 SF

(10,869 SF first floor + 1,578 SF mezzanine)

General Business Zoning

FOR SALE
\$1,950,000

Prospective buyers to verify zoning and permitted uses independently

TABLE OF CONTENTS

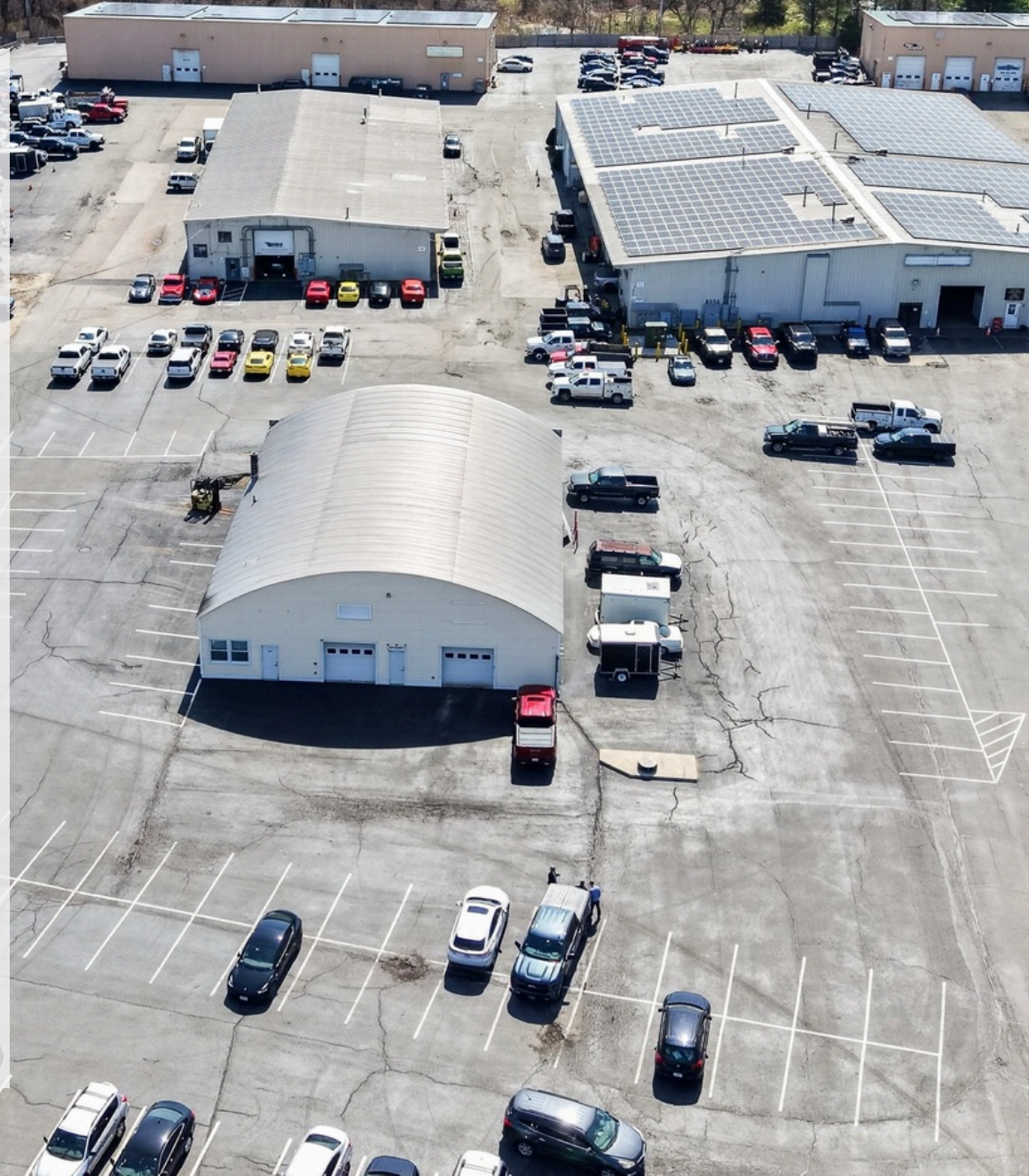
**1. BUILDING
OVERVIEW**

**2. BUILDING
PHOTOS**

3. FLOORPLAN

4. CONDO PLAN

**5. FINANCIAL
ANALYSIS**



An aerial photograph of an industrial facility. In the foreground, a large, light-colored building with a curved roof is surrounded by a parking lot filled with cars. Behind it, a larger building with a flat roof is covered in solar panels. To the left and right of the solar panel building are other industrial structures, including a long, low-profile building with multiple garage doors. The background shows a residential neighborhood with houses and trees. The text "BUILDING OVERVIEW" is overlaid in large, bold, black letters across the center of the image.

BUILDING OVERVIEW

Year Built: 2005

Construction Type:

Metal

Clear Height: 21'-25.75'

Doors: 6 Grade Level

Doors

Septic: Shared with

Buildings B & D

Prospective buyers to verify zoning and permitted uses independently

An aerial photograph of an industrial or commercial facility. The scene includes several large buildings: a long tan building at the top, a large white building with a grey roof and solar panels on the right, and a white building with a curved roof in the foreground. A large asphalt parking lot with white markings is filled with numerous cars and trucks. The background shows a residential neighborhood with houses and trees under a clear sky.

BUILDING PHOTOS





JOVZ
SIGNS

JOVZ SIGNS
2000 1/2 W. 10th St.
Tomball, TX 77375
713-261-1111

JOVZ SIGNS

JOVZ SIGNS

JOVZ SIGNS

JOVZ SIGNS

JOVZ SIGNS

JOVZ SIGNS

JOVZ SIGNS

JOVZ SIGNS







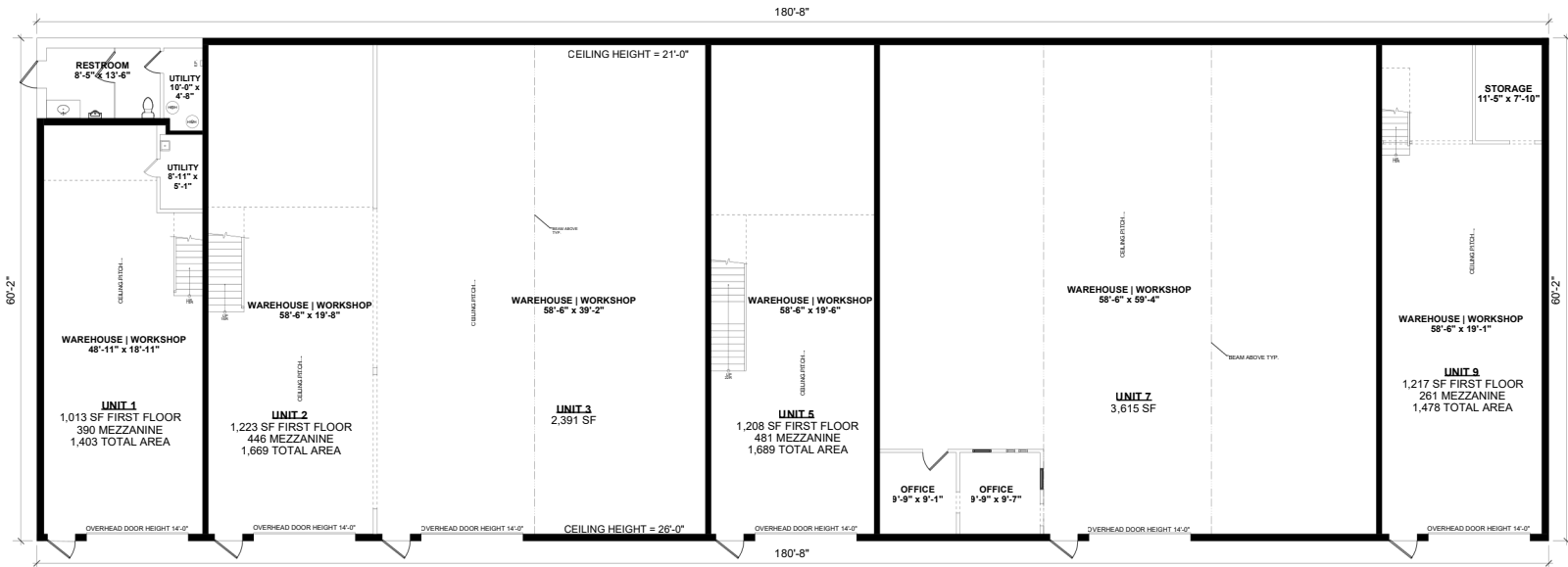




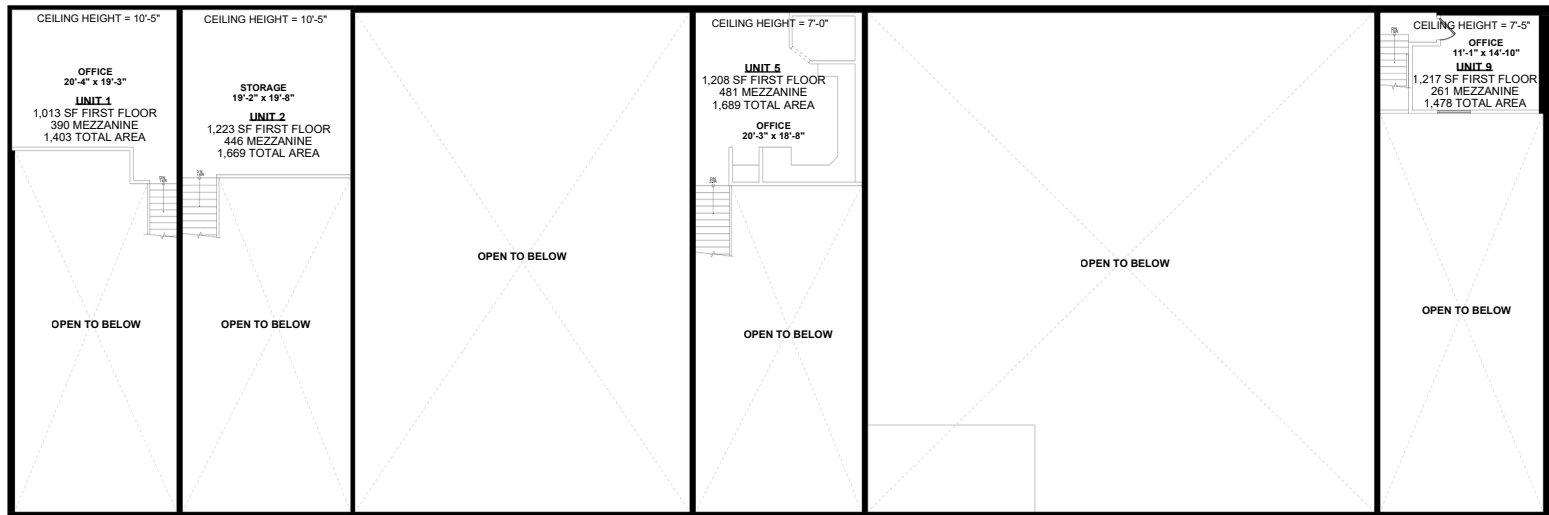


An aerial photograph of an industrial facility. The central focus is a large, white, arched-roof building with a dark shadow cast beneath it. To its right is a long, light-colored building with a flat roof covered in solar panels. Further back are two long, tan-colored industrial buildings. The foreground and middle ground are filled with a large parking lot containing numerous cars, vans, and trucks. The background shows a residential neighborhood with houses and trees under a clear sky.

FLOORPLAN



BUILDING AREA CALCULATIONS - BUILDING E
FIRST FLOOR = 10,869 SF
MEZZANINE = 1,578 SF
TOTAL GROSS BUILDING AREA = 12,280 SF



An aerial photograph of an industrial or commercial facility. The central focus is a large, white, arched-roof building with a curved front facade. To its right is a long, low-profile building with a flat roof covered in solar panels. Several other industrial buildings are visible in the background. A large parking lot with white markings is in the foreground, containing numerous cars and a few trucks. The surrounding area includes trees and residential houses in the distance.

CONDO PLAN



The images, renderings, and diagrams contained herein depicting the proposed subdivision of the property into commercial condominium units are for illustrative purposes only. Such materials are intended solely to convey a general concept of the contemplated layout and division lines.

The final configuration, boundaries, unit designations, and common elements will be determined in accordance with a formal survey, condominium documents, and recorded condominium plan, which may differ materially from the depictions presented herein. Prospective purchasers should not rely on these preliminary illustrations and are encouraged to review the final governing documents and surveys during their due diligence process.



The images, renderings, and diagrams contained herein depicting the proposed subdivision of the property into commercial condominium units are for illustrative purposes only. Such materials are intended solely to convey a general concept of the contemplated layout and division lines.

The final configuration, boundaries, unit designations, and common elements will be determined in accordance with a formal survey, condominium documents, and recorded condominium plan, which may differ materially from the depictions presented herein. Prospective purchasers should not rely on these preliminary illustrations and are encouraged to review the final governing documents and surveys during their due diligence process.



The images, renderings, and diagrams contained herein depicting the proposed subdivision of the property into commercial condominium units are for illustrative purposes only. Such materials are intended solely to convey a general concept of the contemplated layout and division lines.

The final configuration, boundaries, unit designations, and common elements will be determined in accordance with a formal survey, condominium documents, and recorded condominium plan, which may differ materially from the depictions presented herein. Prospective purchasers should not rely on these preliminary illustrations and are encouraged to review the final governing documents and surveys during their due diligence process.



The images, renderings, and diagrams contained herein depicting the proposed subdivision of the property into commercial condominium units are for illustrative purposes only. Such materials are intended solely to convey a general concept of the contemplated layout and division lines.

The final configuration, boundaries, unit designations, and common elements will be determined in accordance with a formal survey, condominium documents, and recorded condominium plan, which may differ materially from the depictions presented herein. Prospective purchasers should not rely on these preliminary illustrations and are encouraged to review the final governing documents and surveys during their due diligence process.



The images, renderings, and diagrams contained herein depicting the proposed subdivision of the property into commercial condominium units are for illustrative purposes only. Such materials are intended solely to convey a general concept of the contemplated layout and division lines.

The final configuration, boundaries, unit designations, and common elements will be determined in accordance with a formal survey, condominium documents, and recorded condominium plan, which may differ materially from the depictions presented herein. Prospective purchasers should not rely on these preliminary illustrations and are encouraged to review the final governing documents and surveys during their due diligence process.



The images, renderings, and diagrams contained herein depicting the proposed subdivision of the property into commercial condominium units are for illustrative purposes only. Such materials are intended solely to convey a general concept of the contemplated layout and division lines.

The final configuration, boundaries, unit designations, and common elements will be determined in accordance with a formal survey, condominium documents, and recorded condominium plan, which may differ materially from the depictions presented herein. Prospective purchasers should not rely on these preliminary illustrations and are encouraged to review the final governing documents and surveys during their due diligence process.



FINANCIAL ANALYSIS

OWN YOUR PROPERTY



PRO FORMA INCOME & EXPENSE

PRICE: \$1,950,000

Gross Rental Income: \$137,316

Solar Income: \$18,750

Other Income: \$1,981

Total Gross Income: \$158,047

Operating Expenses: \$36,195

NOI: \$121,852

FINANCING ILLUSTRATION 10% DOWN SBA FINANCING

6,000 SF +/- LEASED TO TENANTS

Gross Rental Income: \$78,492

Solar Income: \$18,750

Other Income: \$1,981

Total Gross Income: \$99,223

Operating Expenses: \$36,195

NOI: \$63,028

4,600 SF +/- OWNER OCCUPIED

PRICE: \$1,950,000

DOWN PAYMENT: \$195,000

LOAN AMOUNT: \$1,755,000

INTEREST RATE: 6.5%

AMORTIZATION PERIOD: 25 Years

ANNUAL MORTGAGE PAYMENT: \$143,877

Y1 PRINCIPAL
PAYDOWN

\$29,802

**MONTHLY
MORTGAGE
PAYMENT**

\$11,989

**MONTHLY OUT OF
POCKET**

\$6,737

OUT OF POCKET LESS
PRINCIPAL PAYDOWN

\$4,253

AIP

INDUSTRIAL

28 HASTINGS STREET BUILDING E Mendon, MA

Industrial Asset
12,280 SF (10,869 SF first floor + 1,578 SF mezzanine)

MAX RATHER

AIP Industrial
646-480-9288
mrather@aipindustrial.com
License #9589605 (MA)

DISCLAIMER



This Offering Memorandum has been prepared by AIP Industrial for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any property. The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, express or implied, is made as to the accuracy or completeness of the information. Prospective purchasers should conduct their own independent investigation and verification of all matters deemed material, including but not limited to financial and operational data, physical condition, zoning, and legal status. All projections, assumptions, and estimates are provided for illustrative purposes only and may not be relied upon for any investment decisions.

The Owner reserves the right to withdraw the Property from the market or to change the terms of the offering at any time without notice. This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, in its sole and absolute discretion, to terminate discussions with any potential buyer at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written real estate purchase and sale agreement has been fully executed by Owner and Buyer and any conditions to Owner's obligations thereunder have been satisfied or waived.

AIP Industrial does not accept any liability for any loss or damage suffered by any party resulting from reliance on the information contained in this Memorandum. Prospective buyers are advised that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum was prepared. Prospective buyers are encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is confidential. By receiving this Offering Memorandum, the recipient agrees to keep all information contained herein strictly confidential and not to disclose the contents hereof to any person or entity without the prior written consent of AIP Industrial.

AIP Industrial is an Equal Housing Opportunity provider. We do not discriminate on the basis of race, color, religion, sex, gender identity, sexual orientation, national origin, ancestry, age, disability, genetic information, marital status, familial status, veteran or military status, or source of income in accordance with applicable federal and Massachusetts state law (M.G.L. c. 151B).